

## Sales - House - Istán

**1.350.000€**



**Ref.-ID: MIBGR5048674**

**Istán**

**IBI: 920 EUR / year**

**Rubbish: 150 EUR / year**



**3**



**4**



**307 m<sup>2</sup>**



**1050 m<sup>2</sup>**

Spectacular Detached Villa in an Exclusive Area of Sierra Blanca Country Club, with Stunning Open Views of Gibraltar and the Mediterranean Sea. This property boasts 349 m<sup>2</sup> of built area and stands out for its ceilings reaching up to 6 meters high in the main living room, providing a sense of spaciousness, natural light, and luxury. Layout: • 3 spacious bedrooms with built-in wardrobes • 3 full en-suite bathrooms with modern finishes and natural stone • 1 guest toilet • Living-dining room with large windows and direct access to the garden • Fully equipped open-plan kitchen with central island and dining area. The property is sold fully furnished, featuring a high-quality German ALMILMÖ kitchen and a new fireplace, perfect for creating a cozy atmosphere. Exterior: • Private swimming pool • Garden • Chill-out area and barbecue space • Large parking area with capacity for up to 6 vehicles. The villa holds a valid tourist license, allowing for holiday rentals and offering an excellent investment opportunity. Located just a few minutes' drive from beaches, golf courses, and all amenities, this villa is ideal as a permanent residence, holiday home, or high-return investment on the Costa del Sol.

- Setting**  
✓ Mountain Pueblo  
✓ Close To Forest  
✓ Urbanisation

- Orientation**  
✓ South

- Condition**  
✓ Excellent

- Pool**  
✓ Private

- Climate Control**  
✓ Air Conditioning  
✓ Hot A/C  
✓ Cold A/C  
✓ Central Heating  
✓ Fireplace

- Views**  
✓ Sea  
✓ Mountain  
✓ Panoramic  
✓ Pool  
✓ Forest

- Features**  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Storage Room  
✓ Utility Room  
✓ Ensuite Bathroom  
✓ Marble Flooring  
✓ Jacuzzi  
✓ Barbeque  
✓ Double Glazing

- Furniture**  
✓ Part Furnished

- Kitchen**  
✓ Fully Fitted

- Garden**  
✓ Private

- Security**  
✓ Gated Complex  
✓ Electric Blinds  
✓ Entry Phone  
✓ Alarm System  
✓ 24 Hour Security

- Parking**  
✓ Garage  
✓ More Than One  
✓ Private

- Category**  
✓ Investment  
✓ Luxury